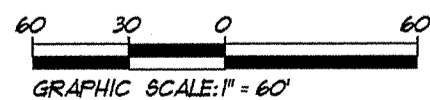


VICINITY MAP
(NOT TO SCALE)

NOTES:

- ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
- LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 610 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
- THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL STREET TREES AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS AT ALL TIMES. TOPPING TREES OR THE SEVERE CUTTING OF LIMBS TO STUBS LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.
- ALL STREET TREES ARE TO BE PLANTED WITHIN ONE YEAR OF THE DATE THAT THIS PLAN IS RECORDED.
- THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25 PERCENT, WHICHEVER IS GREATER.
- THE REQUIRED STREET TREES SHALL BE SELECTED FROM THE FOLLOWING: MEDIUM SPECIES (38' O.C.)
 - GLEDISIA TRIACANTHOS (THORNLESS HONEYLOCUST)
 - KOELREUTARIA PANICULATA (GOLDEN RAIN TREE)
 - NYSSA SYLVATICA (BLACK GUM)
 - OSTRYA VIRGINIANA (HOPHORNBEECH)
 - ACER RUBRUM (RED MAPLE)
 - SYRINGA RETICULATA (JAPANESE LILAC)
- A TOTAL OF 21 TREES TO BE PLANTED.
- STREET TREES SHALL BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP EXCEPT FOR STREET TREES WITHIN 15 FT. OF AN INTERSECTION OF TWO PUBLIC STREETS (MEASURED FROM FACE OF CURB) SHALL BE LOCATED BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP.
- SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
- THERE IS TO BE A 3' DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAN, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. THESE AND ALL OTHER DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEER'S DIVISION. THE OWNER SHALL MAINTAIN DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
- DETENTION IS PROVIDED OFFSITE.
- ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE I.D. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
- NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.
- THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.
- CONSTRUCTION ACCESS SHALL BE FROM KAVENAUGH LANE.
- THERE SHALL BE NO VEHICULAR ACCESS TO MCFARLAND LANE FROM THIS PROPERTY.
- LOTS 1 & 2 SHALL NOT HAVE VEHICULAR ACCESS FROM KAVENAUGH LANE.



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-3889
FACSIMILE (859) 296-9881

PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY. 40512
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY. 40503
1-800-981-0600

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY. 40505
(859) 357-6250

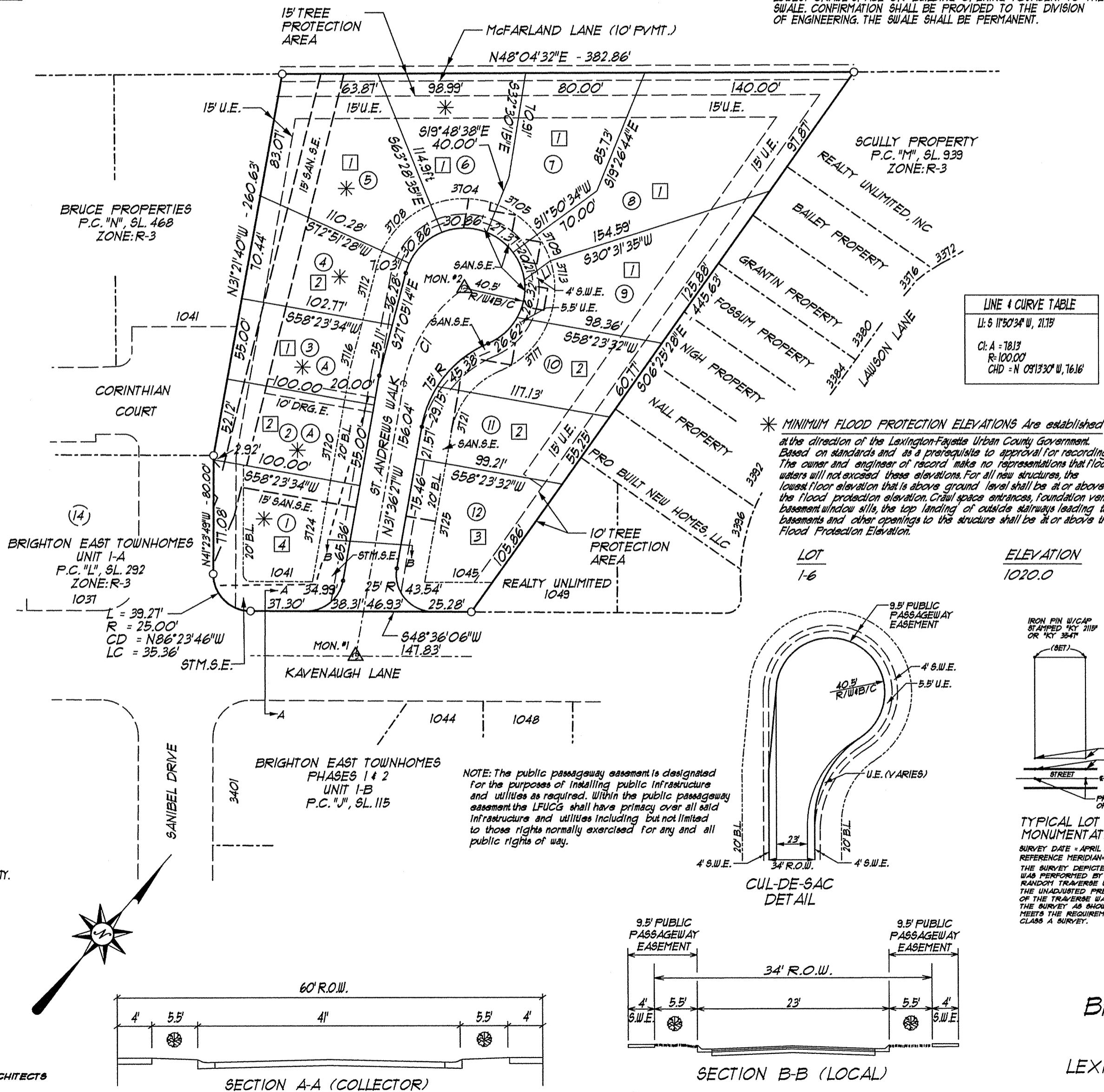
OWNER/DEVELOPER:

MAIN STREET HOMES, INC.
3909 BRANHAM PARK
LEXINGTON, KY 40515

NOTE:

IN ACCORDANCE WITH PLANS APPROVED BY THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 0.15 ACRES OF TREE CANOPY IS REQUIRED TO BE PLANTED ON THIS PROPERTY PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS.

ANDOVER GOLF & COUNTRY CLUB
D.B. 1553, PG. 692
ZONE: R-1D



CENTERLINE MONUMENT INFORMATION		
MON.	DESCRIPTION	COORDINATES
#1	P.K. NAIL SET AT THE INTERSECTION OF THE STREET CENTERLINES.	N = 183,732.9040 E = 1,994,091.1261
#2	P.K. NAIL SET AT THE CENTER POINT OF THE CUL-DE-SAC.	N = 183,966.8969 E = 1,993,941.1819

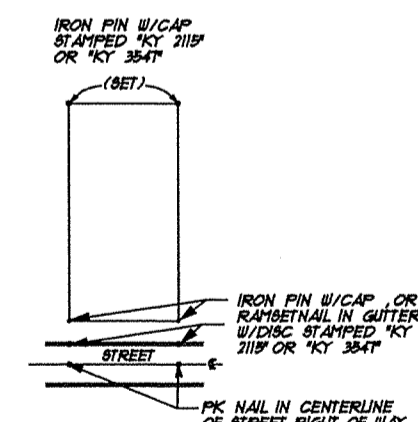
The Planning Commission granted the following waivers at the June 23rd, 2005 Public Hearing.

- Article 6-8(q)(2)(d) allowing intersections closer than 250' apart.
 - Article 6-8(a) allowing the utility strip and sidewalk to be placed within an easement, and outside of the right-of-way
- A AN OVERFLOW SWALE SHALL BE CONSTRUCTED AND MAINTAINED BY THE HOME BUILDER IN THE DRAINAGE EASEMENT CENTERED ON THE COMMON LOT LINE OF LOTS 2 / 3 DURING HOME CONSTRUCTION. THE SWALE SHALL MAINTAIN A MINIMUM DEPTH OF ONE FOOT, A MINIMUM WIDTH AT THE FLOWLINE OF TWO FEET AND A MINIMUM LONGITUDINAL SLOPE OF 0.5% (DEVIATIONS FROM THESE MINIMUMS CAN OCCUR WITH THE DIVISION OF ENGINEERING'S APPROVAL). THE SWALE SHALL BE PLACED AT AN ELEVATION AT LEAST ONE FOOT BELOW THE LOWEST CRAWL SPACE OR BUILDING OPENING ADJACENT TO THE SWALE. CONFIRMATION SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING. THE SWALE SHALL BE PERMANENT.

LINE & CURVE TABLE	
LL: S 11°50'34" W, 21.15'	
CL: A = 1813'	
R = 100.00'	
CHD = N 091°33'0" W, 161.6'	

* MINIMUM FLOOD PROTECTION ELEVATIONS Are established at the direction of the Lexington-Fayette Urban County Government. Based on standards and as a prerequisite to approval for recording. The owner and engineer of record make no representations that flood waters will not exceed these elevations. For all new structures, the lowest floor elevation that is above ground level shall be at or above the flood protection elevation. Crawl space entrances, foundation vents, basement window sills, the top landing of outside stairways leading to basements and other openings to the structure shall be at or above the Flood Protection Elevation.

ELEVATION
1020.0



TYPICAL LOT MONUMENTATION

SURVEY DATE - APRIL 2010
REFERENCE MERIDIAN- LFUCG MON * 0049
THE SURVEY DEPICTED ON THIS PLAN WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:
THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF A CLASS A SURVEY.

P.C. _____ SLIDE _____

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume _____, page _____, in the Fayette County Clerk's Office; do hereby adopt this as my (our) plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated and no structure, tree or other obstruction of any kind shall be erected or permitted to remain upon or over any portion of said easements and do hereby dedicate the sanitary sewer system to public use. Also I (we) do hereby agree that before any lot herein is sold, or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed, and the deed or contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

Signature _____ Date _____

MAIN STREET HOMES, INC.

URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that record drawings for the infrastructure shown hereon have been received and that a combination performance and warranty surety, in the amount required by the Subdivision Regulations, has been posted in my office by the developer.

Urban County Engineer _____ Date _____

ENGINEERS AND SURVEYORS CERTIFICATION

I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

Engineer _____ Date _____
Registration No. _____
Surveyor _____ Date _____
Registration No. _____

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on _____, 2010, and is now eligible for recording.

Planning Commission Signature _____ Date _____

SITE STATISTICS:

ZONE: R-3
NO. OF LOTS: 12
TOTAL AREA: 2.36 Acres
AREA OF R.O.W.: 0.29 Acres
LENGTH OF STREET = 260'

FINAL RECORD PLAT
BRIGHTON EAST TOWNHOMES
3393 SANIBEL DRIVE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
APRIL 2010